

007.0

0006

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

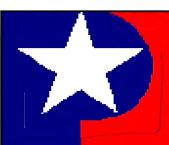
Total Card / Total Parcel

USE VALUE:

1,031,500 / 1,031,500

ASSESSED:

1,031,500 / 1,031,500


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
83 -83A		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: GAVRIS VIRGINIA E	
Owner 2:	
Owner 3:	

Street 1: 381 ELIOT STREET #195L	
Street 2:	

Twn/City: NEWTON	
St/Prov: MA	Cntry
Postal: 02464	Own Occ: Y

Postal: 02464	Type:
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PREVIOUS OWNER	
Owner 1: CAMERON ANNE/ETAL -	
Owner 2: CAMERON ELEANORE -	
Street 1: 8834 SCHINDELLEGI	
Twn/City: SWITZERLAND	
St/Prov:	Cntry
Postal: 76262	

Postal: 76262	
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NARRATIVE DESCRIPTION	
This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Asbestos Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

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IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description		User Acct	
104		3994.000	642,800			388,700	1,031,500			6727	
Total Card		0.092	642,800			388,700	1,031,500			GIS Ref	
Total Parcel		0.092	642,800			388,700	1,031,500			GIS Ref	
Source:	Market Adj Cost			Total Value per SQ unit	/Card:	467.16	/Parcel: 467.16			Insp Date	
										05/05/14	

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID 007.0-0006-0013.0			
Tax Yr		Use		Cat		Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2022	104	FV		642,800	0	3,994.		388,700	1,031,500		Year end	12/23/2021
2021	104	FV		614,600	0	3,994.		388,700	1,003,300		Year End Roll	12/10/2020
2020	104	FV		615,100	0	3,994.		388,700	1,003,800	1,003,800	Year End Roll	12/18/2019
2019	104	FV		460,700	0	3,994.		413,000	873,700	873,700	Year End Roll	1/3/2019
2018	104	FV		460,700	0	3,994.		301,200	761,900	761,900	Year End Roll	12/20/2017
2017	104	FV		433,000	0	3,994.		262,400	695,400	695,400	Year End Roll	1/3/2017
2016	104	FV		433,000	0	3,994.		223,500	656,500	656,500	Year End	1/4/2016
2015	104	FV		381,100	0	3,994.		218,600	599,700	599,700	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
CAMERON ANNE/ET	62453-251		8/14/2013	Change>Sale		660,500	No	No					
CAMERON ELEANOR	25968-288		1/12/1996				1	No	No	A			

BUILDING PERMITS												ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
5/22/2014	539	Manual	5,229						6/19/2014	Info Fm Prmt	PC	PHIL C			
9/18/2013	1393	Redo Kit	27,000	C					5/5/2014	Measured	PC	PHIL C			
8/16/2013	1242	Manual	1,500	C					1/16/2014	Info Fm Prmt	EMK	Ellen K			
3/19/2003	168	Redo Kit	8,132						1/9/2014	Info Fm Prmt	EMK	Elen K			
2/6/2001	126	Porch	12,500	C					5/12/2009	Measured	372	PATRIOT			
6/18/1998	394	Manual	14,000						10/20/1999	Inspected	267	PATRIOT			
4/21/1998	213	Manual	3,500						9/22/1999	Mailer Sent			256	PATRIOT	
									9/22/1999	Measured					
									10/1/1981		MS				

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3994	Sq. Ft.	Site			0	80.	1.22	1			Med. Tr	-10					388,671						388,700	

Total AC/HA: 0.09169 Total SF/SM: 3994 Parcel LUC: 104 Two Family Prime NB Desc: ARLINGTON Total: 388,671 Spl Credit: Total: 388,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH								
Type: 13 - Multi-Garden	1	Rating: Very Good	Full Bath: 1	A Bath: 1	Rating: Very Good	3/4 Bath: 1	A 3QBth: 1	Rating: 1	SCUTTLE HOLE.	5 OFF 16	5						
Sty Ht: 2 - 2 Story	2	Total: 2	1/2 Bath: 1	A HBth: 1	Rating: 1	Foundation: 2 - Conc. Block	A 3QBth: 1	Rating: 1		OFF 2	8						
(Liv) Units: 2			Other Fix: 1	OthrFix: 1	Rating: 1	Frame: 1 - Wood	1/2 Bath: 1	Rating: 1		(80)							
Prime Wall: 5 - Asbestos						Sec Wall: 1	A HBth: 1	Rating: 1									
Roof Struct: 2 - Hip							OthrFix: 1	Rating: 1									
Roof Cover: 1 - Asphalt Shgl																	
Color: GREY																	
View / Desir:																	
GENERAL INFORMATION			OTHER FEATURES			RESIDENTIAL GRID											
Grade: C+ - Average (+)			Kits: 1	Rating: Very Good		1st Res Grid	Desc: Line 1	# Units 1									
Year Blt: 1920	Eff Yr Blt:		A Kits: 1	Rating: Very Good		Level	FY LR DR D K FR RR BR FB HB L O										
Alt LUC:		Alt %:	Fpl:	Rating: 1		Other											
Jurisdict: G15		Fact: .	WSFlue:	Rating: 1		Upper											
Const Mod:						Lvl 2											
Lump Sum Adj:						Lvl 1											
INTERIOR INFORMATION			CONDOS INFORMATION			REMODELING			RES BREAKDOWN								
Avg Ht/FL: STD			Location:			Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wal 2 - Plaster			Total Units:			Interior:	1	6	2								
Sec Int Wall: 1	%		Floor:			Additions:	1	5	2								
Partition: T - Typical			% Own:			Kitchen: 2003											
Prim Floors: 3 - Hardwood			Name:			Baths:											
Sec Floors: 1	%					Plumbing:											
Bsmnt Flr: 12 - Concrete						Electric:											
Subfloor:						Heating:											
Bsmnt Gar: 1						General:	2	11	4								
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 5 - Steam																	
# Heat Sys: 2																	
% Heated: 100		% AC:															
Solar HW: NO	Central Vac: NO																
% Com Wal		% Sprinkled															
MOBILE HOME			Make:	Model:		Serial #:		Year:	Color:								
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 007.0-0006-0013.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N																	
Total Yard Items:				Total Special Features:				Total:									